



GRASSROOTS
REALTY GROUP

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**114 Lanauze Street
Fort McMurray, Alberta**

MLS # A2260058



\$575,000

Division:	Timberlea		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,000 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Over		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave, garage heater, central a/c, window blinds

Welcome to 114 Lanauze Street – a fully finished 1.5-storey single-family home in the heart of Timberlea in the subdivision of Lakewood. Featuring 4 bedrooms, 4 bathrooms, and an oversized heated double garage (24' x 24'), this well-maintained home offers space, comfort, and quality upgrades throughout – ideal for growing families. The main floor showcases vaulted ceilings, a large front great room, and continues with a cozy living room with a gas fireplace and updated feature wall. The kitchen features refurbished cabinets, a large island, and opens into a bright dining nook with garden doors leading to a large deck and beautifully landscaped yard. A main floor office adds flexibility for being a versatile space to be your home office or an upper-level 4th bedroom. The main level is complete with a main floor laundry room, mud room, and direct access to your attached garage. Take the beautiful staircase to the upstairs with updated carpets, a generous primary bedroom with a walk-in closet, and a 4-piece ensuite complete with a jetted tub and stand-up shower. Two additional bedrooms and a full 4-piece bath complete the upper level. The fully finished basement offers a spacious rec room, exercise area, an oversized 4th bedroom, another full bathroom, and loads of storage. This home offers updates that include 35-year shingles completed in 2018, two updated hot water tanks, and the addition of faux stone on the front of the home, giving this home incredible curb appeal. The exterior of this home offers a fully fenced yard, large front driveway with RV Parking, plus an extra-large rear deck, gardens and loads of trees, making this yard private. This is a fantastic opportunity to own a move-in-ready family home in one of Fort McMurray's most sought-after neighbourhoods where the sellers have said they have loved for many years

and enjoyed raising their kids in this home. Additional features include central a/c, central vac, radiant heat in the garage, and the prime location in walking distance to schools, parks, Birchwood Trails, and more. Call today for your personal tour.